



# CITY OF WOODSTOCK

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING, DESIGN & SUSTAINABILITY

770.592.6050

To: Planning Commission

From: Brian Stockton

Date: 12.17.2012

RE: Z#059-12

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## Case Information:

Case:	Z#059-12
Applicant:	KKMS, Inc d/b/a Camp Bow Wow
Parcels:	15N24 149A
Area:	±1.54 Acres
Location:	SW corner Hwy 92 & S. Cherokee Lane
Property Owner(s):	Woodstock Geneva Fields, LLC
Current Zoning:	GC

## Applicant's Request:

To amend condition #2 of the June 27, 2002 zoning limiting kennel use on the subject property to three animals in the outdoor areas at one time. Conditions places on the 2002 rezoning follow;

1. The primary activities/business for Kennel shall be indoor with no outdoor boarding or keeping of animals.
2. Not more than three animals at one time shall be permitted outdoor for any activities.
3. Outdoor premises shall be kept clean and maintained all the times. Which shall be the responsibility of the either/or property owner and business operator/owner.
4. The site improvements shall be compatible with the existing structure.

**Background:**

The subject 1.54 acre property at the corner of Highway 92 and South Cherokee Lane was rezoned in 1996 with Kennel use specifically prohibited (See 1996 Ordinance attached). In 2002 an amendment was approved to allow a kennel but limited by condition of zoning to three animals in the outdoor areas at one time. The property was subsequently developed and occupied by Man's Best Friend, a dog kennel and training facility from 2003 to 2011. Since that time the property has remained vacant.

The applicant is applying to amend the condition of the 2002 rezoning that limits the number of animals outside the building at one time to accommodate the proposed use, Camp Bow Wow, a dog boarding and dog day care facility.

**Analysis:**

Animal boarding, daycare, and animal hospital are all currently permitted uses in GC with no limitation to number of animals kept in outdoor areas.

The subject property is significantly lower than the abutting property to the north minimizing visual and acoustic impact from the proposed use.

The applicant proposes to modify the outdoor area as shown on the site concept plan with two smaller outdoor animal areas bordered by opaque fences.

**Surrounding Land Uses:**

NORTH:	OSI (Office)
EAST:	GC
WEST:	GC
SOUTH:	PUD (Office)

**Current Zoning Map:**

15N24 149A





**DPC RECOMMENDATION:**

At the December 12, 2012 meeting the Development Process Committee voted unanimously to recommend approval of the applicants request to amend the June 27, 2002 rezoning of the subject property by removing condition number 2 as follows;

1. The primary activities/business for Kennel shall be indoor with no outdoor boarding or keeping of animals.
2. ~~Not more than three animals at one time shall be permitted outdoor for any activities.~~
3. Outdoor premises shall be kept clean and maintained all the times. Which shall be the responsibility of the either/or property owner and business operator/owner.
4. The site improvements shall be compatible with the existing structure.